

FOR CONDOMINIUM PURPOSES

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 31398

PARCEL 2 OF PARCEL MAP NO. 22082 AS SHOWN BY MAP ON FILE IN BOOK 155,
PAGES 40 AND 41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN
SECTIONS 30 AND 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO
MERIDIAN.

SOUTHLAND ENGINEERING

RIVERSIDE, CA.

AUGUST 2004

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE

WE HEREBY RETAIN LOT 17 INDICATED AS PRIVATE ACCESS AND RECIPROCAL PARKING EASEMENT FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES ~~AND DRAINAGE~~ PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT 17

OWNERS

MICHAEL A. BROWN AND TIMOTHY D. EDMOND
Jurupa Park LLC, A California limited liability Company

Michael A Brown
MICHAEL A BROWN

Timothy D. Edmond
TIMOTHY/D EDMOND

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS
COUNTY OF RIVERSIDE

ON THIS 2nd DAY OF MARCH, 2005, BEFORE ME, LISA A. MERRITT
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL A. BROWN
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE
INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED
THE INSTRUMENT

WITNESS MY HAND

SIGNATURE *Lisa A. Merritt*
NOTARY PUBLIC IN AND FOR SAID STATE

LISA A. MERRITT
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS
IN RIVERSIDE COUNTY.

MY COMMISSION EXPIRES: JUNE 14, 2005
COMMISSION # 1304658

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } SS
COUNTY OF RIVERSIDE

ON THIS 2nd DAY OF MARCH, 2005, BEFORE ME, LISA A. MERRITT
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TIMOTHY D. EDMOND
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE
INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED
THE INSTRUMENT

WITNESS MY HAND

SIGNATURE *Lisa A. Merritt*
NOTARY PUBLIC IN AND FOR SAID STATE

LISA A. MERRITT
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS
IN RIVERSIDE COUNTY.

MY COMMISSION EXPIRES: JUNE 14, 2005
COMMISSION # 1304658

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 4,800

DATED 3/18, 2005

PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY *Matthew Jennings*
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 4,800 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED 3/18 2005

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY *Matthew Jennings*

DATED _____ 2005

NANCY ROMERO
CLERK OF THE BOARD OF
SUPERVISORS

BY _____

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE

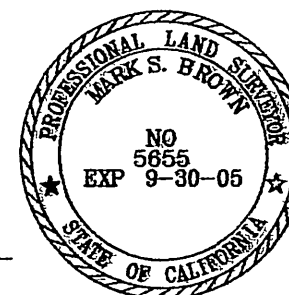
THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

DATED June 20, 2005 BY *THP*

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 26th DAY OF May, 2005
AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

MARK S. BROWN
LS 5655 LIC. EXP 9/30/05
CITY SURVEYOR

BY *Mark S. Brown*

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY

DATED May 24, 2005

PAUL C. SUNDEEN
CITY TREASURER

BY *Paul C. Sundeen*

RECORDERS STATEMENT

SHEET 1 OF 3 SHEETS

FILED THIS 9 DAY OF August, 2005, AT
8A M. IN BOOK 214 OF MAPS, AT PAGES 10-12
AT THE REQUEST OF THE CITY CLERK, CITY OF RIVERSIDE
FEE \$11
NO 2005-0643758

LARRY W. WARD, COUNTY ASSESSOR CLERK, RECORDER

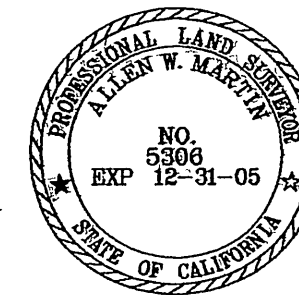
BY *Debra H. P.*, DEPUTY
SUBDIVISION GUARANTEE FIRST AMERICAN TITLE COMPANY

SURVEYORS STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MIKE BROWN ON JULY 2, 2002. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED THE SURVEY IS TRUE AND COMPLETE AS SHOWN

Allen W. Martin
ALLEN W. MARTIN, LS 5306
EXPIRATION DATE 12/31/05

3-1-05
DATED



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 26th DAY OF May, 2005
AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 8, 2004 AND ANY APPROVED ALTERATIONS THEREOF, AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL HAVE BEEN COMPLIED WITH



Thomas J. Boyd
THOMAS J. BOYD
RCE 36170 LIC EXP 6/30/06
CITY ENGINEER

CITY CLERK'S CERTIFICATE

RESOLVED, THAT THIS MAP CONSISTING OF TWO SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 31398; "PRIVATE ACCESS EASEMENT" IS HEREBY ACCEPTED AS A PUBLIC EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS AND EGRESS FOR EMERGENCY VEHICLES, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 14th DAY OF June, 2005

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY *Colleen J. Nicol*

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ACADEMY CONSULTING CORPORATION ON OCTOBER 1, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

214/11

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 31398

PARCEL 2 OF PARCEL MAP NO. 22082 AS SHOWN BY MAP ON FILE IN BOOK 155, PAGES 40 AND 41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTIONS 30 AND 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

SOUTHLAND ENGINEERING RIVERSIDE, CA. AUGUST 2004

TRUSTEE

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED MAY 18, 2005 AS INSTRUMENT NO. 395627 OF OFFICIAL RECORDS.

Gary Francis
GARY FRANCIS, ASST. SEC.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } SS:

ON THIS 8th DAY OF AUGUST, 2005, BEFORE ME, SMGRAY
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY FRANCIS
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE
INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED
THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE SMGRAY
NOTARY PUBLIC IN AND FOR SAID STATE
SMGRAY
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS
IN RIVERSIDE COUNTY.
MY COMMISSION EXPIRES: 4/19/09

P.M.B. 214/11

P.M.B. 214/11

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 31398

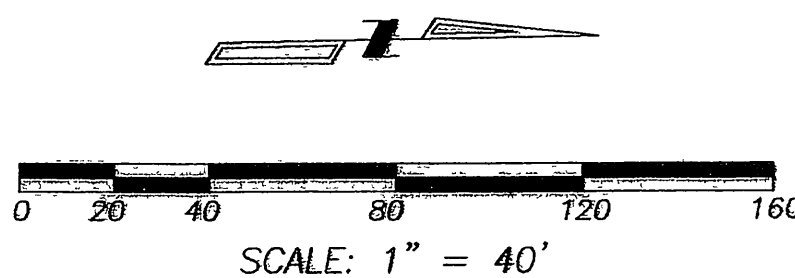
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SOUTHLAND ENGINEERING

RIVERSIDE, CA.

AUGUST 2004

COPY 214
SHEET 2 OF 3 SHEETS
12



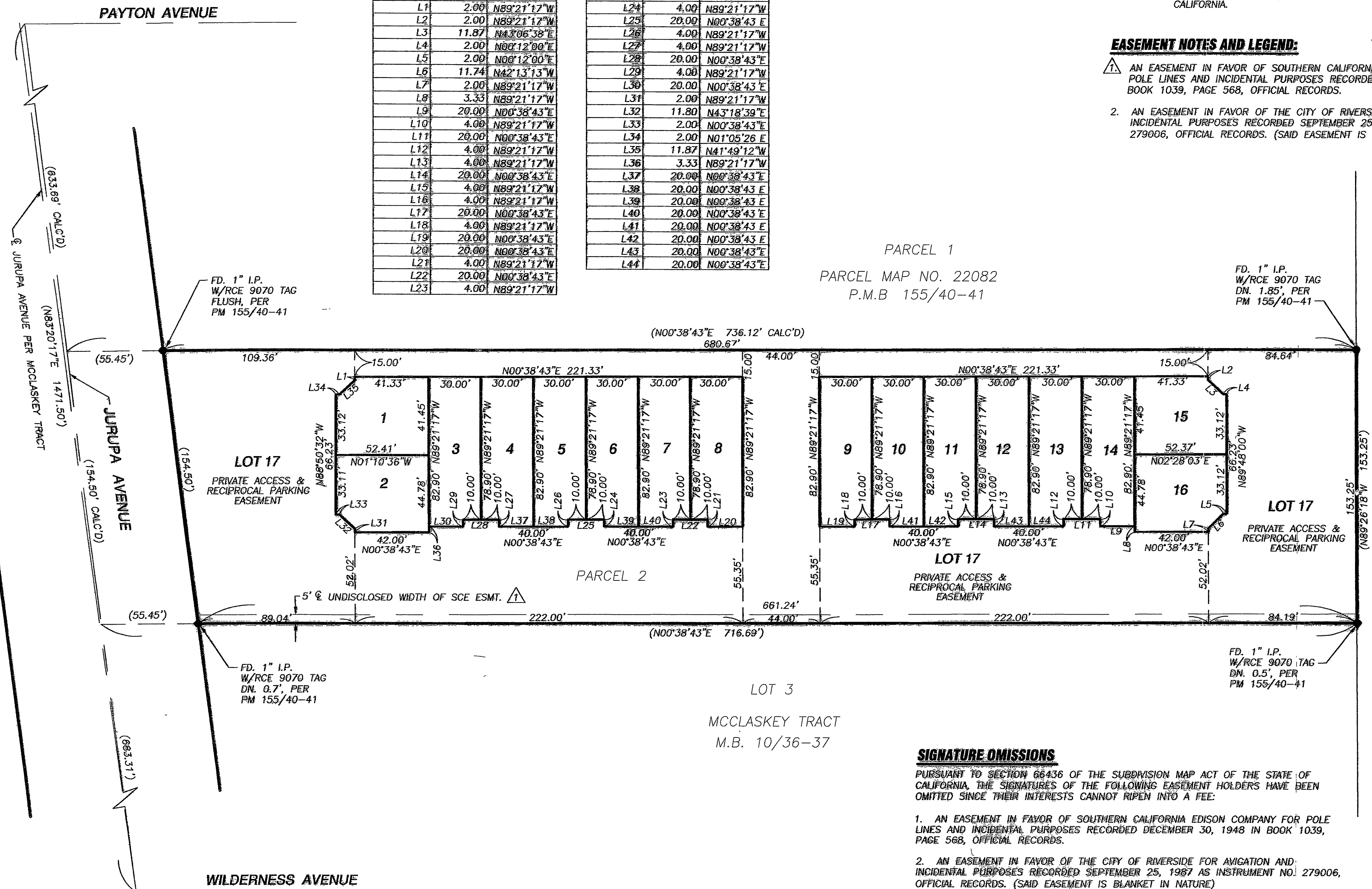
SURVEYOR'S AND MONUMENT NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF PARCEL 2, BEING N83°20'17"E, PER PARCEL MAP NO. 22082, P.M. 155/40-41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES SET 1" I.P., FLUSH, WITH PLASTIC PLUG STAMPED L.S. 5306, UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENTS AS NOTED.
- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 22082, P.M. 155/40-41, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTES AND LEGEND:

- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES RECORDED DECEMBER 30, 1948 IN BOOK 1039, PAGE 568, OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR AVIGATION AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 25, 1987 AS INSTRUMENT NO. 279006, OFFICIAL RECORDS. (SAID EASEMENT IS BLANKET IN NATURE)



PARCEL 1

PARCEL MAP NO. 22082
P.M.B 155/40-41

FD. 1" I.P.
W/RCE 9070 TAG
DN. 1.85', PER
PM 155/40-41

LOT 17
PRIVATE ACCESS &
RECIPROCAL PARKING
EASEMENT

PARCEL 2

LOT 17
PRIVATE ACCESS &
RECIPROCAL PARKING
EASEMENT

LOT 17
PRIVATE ACCESS &
RECIPROCAL PARKING
EASEMENT

LOT 3

MCCLASKEY TRACT
M.B. 10/36-37

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

- AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES RECORDED DECEMBER 30, 1948 IN BOOK 1039, PAGE 568, OFFICIAL RECORDS.
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P.M.B. 214/12

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